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HERE TO GET *you* THERE

4 Bridle Way, Great Sutton, Ellesmere Port, CH66 2NJ

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Asking Price £375,000

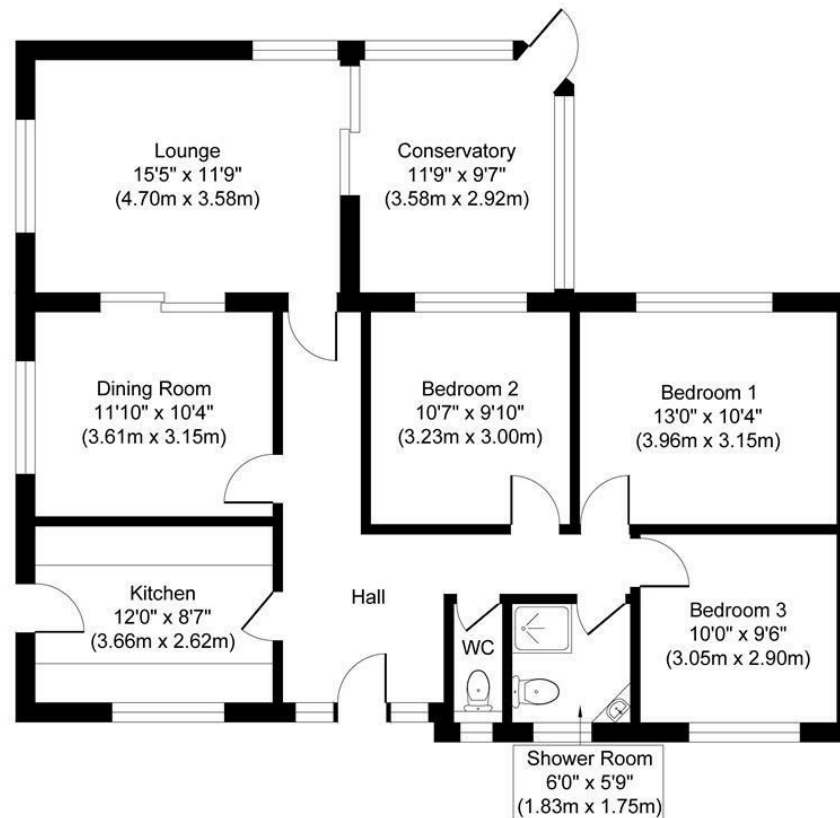
We understand the term in “potential” is often overused, but in our opinion, it is not the case with this property. Currently we have on offer a well-proportioned, three-bedroom, detached bungalow which has been in the same family ownership since 1979.

The vendor accepts that although the property is in good condition, a new buyer might want to carry out some general modernisation. The real unique feature of this bungalow is the extremely generous plot. This opens up the potential mentioned previously and subject to the relevant permissions being obtained, the property could be extended without detriment to the garden, or maybe a loft conversion could be considered as neighbouring properties have done. Whether you are looking for a quality bungalow in a respected area or a “Grand Designs” project, this could be the one for you.

The location of this property is well established and respected with access to the surrounding commuter links such as the excellence road networks and public transport. Be sure to look at all the photographs or even better range of viewing, to fully appreciate what is on offer.

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**Approximate Floor Area**  
**1114 sq. ft**  
**(103.50 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Entrance Hall

Upon entering the property, you are greeted by a bright ‘L’ shaped entrance hall providing access to all internal accommodation. Central heating radiator, loft access.

Cloakroom

With integrated low level WC and wash hand basin, half tiled walls, window to front elevation.

Lounge

15'5" x 11'9"  
This room offers incredible opportunities to maximise the external space available, subject to the relevant permissions being obtained. Stone effect fire surround with insect flame effect gas fire, double glazed window to side elevation, additional full-length, double glazed window overlooking the rear garden. Double glazed sliding doors providing access into dining room with further sliding door into:

Conservatory

11'9" x 9'7"  
Part brick and UPVC construction with double glazed windows and double glazed access door to the rear garden. Tiled floor, electric wall heater.

Dining Room

11'10" x 10'4"  
Access from the hall and additional sliding glazed doors to the lounge, double glazed window to side elevation, central heating radiator.

Kitchen

12'0" x 8'7"  
Fitted with a range of wall and base units with contrasting worktops, double oven, four burner gas hob, fridge freezer recess, plumbing for automatic washing machine, stainless steel sink unit, side access door to the covered carport and additional parking area, double glazed window overlooking front garden.

Bedroom One

13'0" x 10'4"  
Fitted with mirrored wardrobes, double glazed window to rear elevation, central heating radiator.

Bedroom Two

10'0" x 9'6"  
Double glazed window to front elevation, central heating radiator.

Bedroom Three

10'7" x 9'10"  
Currently used as a snug with double glazed window looking into conservatory, central heating radiator.

Shower Room

6'0" x 5'9"  
Having been converted from a bathroom to a shower room with low level WC, corner vanity unit with raised oval sink, shower cubicle, heated towel rail, tiled walls, double glazed window to front elevation.

Garage

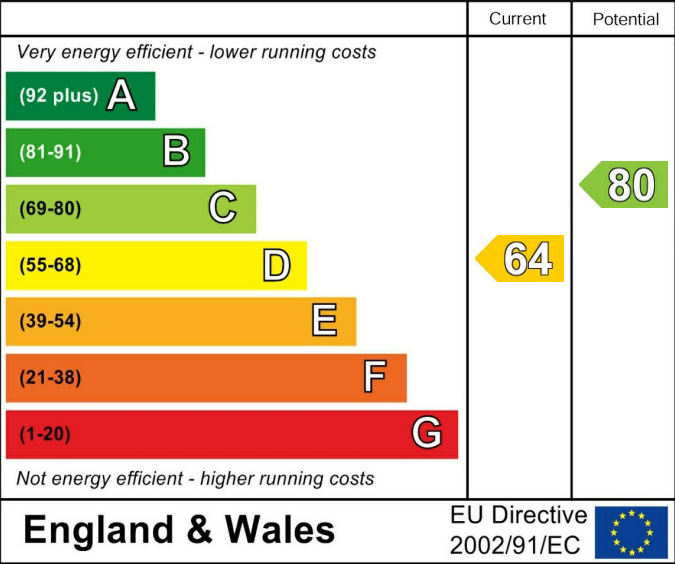
Single garage with power and light but with the additional feature of a rear up and over door allowing access to the covered carport and additional parking spaces beyond.

Outside

The size of the gardens will always be a major feature of this home. You might want to utilise part of the front garden to create a sweeping driveway or maybe part of the rear could be used to create additional living space whilst still enjoying a sizable garden (subject to the necessary permission being obtained) the choice is yours.

Currently, the garden to the front is laid to lawn in the majority with well-stocked borders. The rear, offers an extensive lawned area with a selection of mature bushes and shrubs, raised seating area and pathed patio.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











